



**Flat 9, 4 The Orchard House, Churchill Drive, Crediton, EX17 2EF**

Guide Price £170,000

## Flat 9, 4 The Orchard House

Churchill Drive, Crediton, EX17 2EF

- Spacious 1 bedroom apartment
- Town location, close to amenities
- Open plan living/dining/kitchen
- Private parking
- Use of communal gardens
- Gas central heating
- Double glazing
- No onward chain!

Converted in 2020 this apartment is in a small stylish development in the heart of the bustling market town of Crediton. With spaciously laid out accommodation in 'like new' condition, this apartment offers a great opportunity for its next owner to enjoy. The property is being sold with no onward chain.

Located on the 2nd floor in block 4 with the benefit of wide, open hallways for ease of access, the location of this apartment offers a great level of security and a quiet space to live. The wide hallway with WC and storage leads through to a lovely open plan, kitchen/dining/living space.





This large room has a fitted kitchen in light grey with integrated dishwasher and double oven. There's a 4-ring induction hob with extractor over and space for a fridge/freezer and a 1½ sink with a flexi swan neck tap. This space can accommodate a desk, dining table and sofa area with a large picture window giving plenty of light. The bedroom is a large double with a walk-in wardrobe and access through to the ensuite bathroom with white suite bath, shower over with glass screen, WC and sink. There's mains gas central heating and uPVC double glazing.

Outside there is a designated parking space along with visitor parking and use of the communal ground which offer a peaceful retreat.

Please see the floorplan for room sizes.

Current Council Tax: Band A – Mid Devon 2024/25 – £1,664.05

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor and radiators) Solar PV

Listed: No

Conservation Area: No





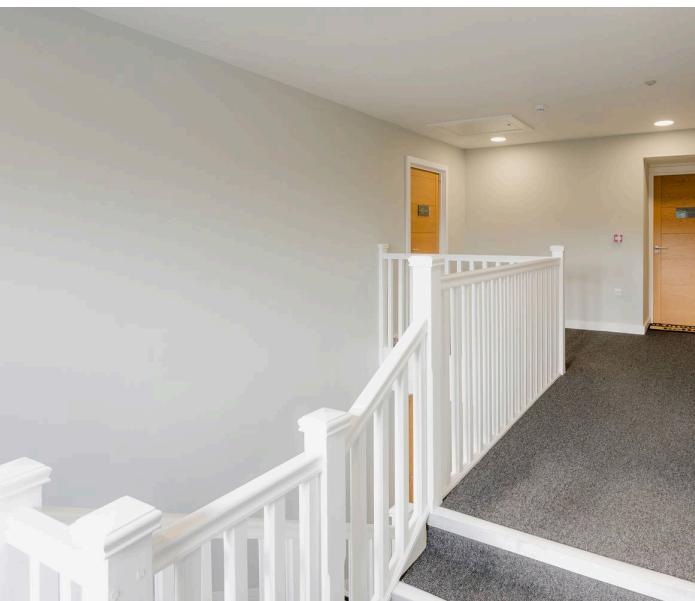
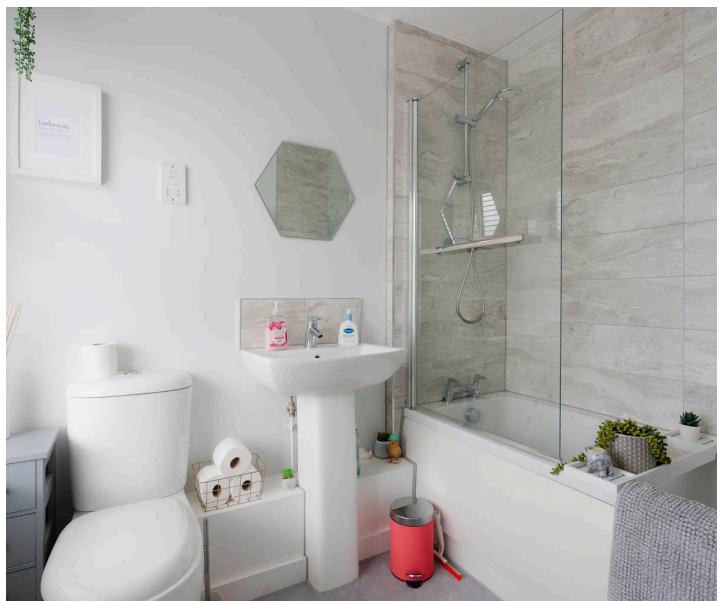
Tenure: Leasehold

200 years lease from January 2020

£200 per year ground rent (2 x £100 instalments)

£100 approx per month maintenance charge for building and grounds (plus buildings insurance £287 in 2024)

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's). In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

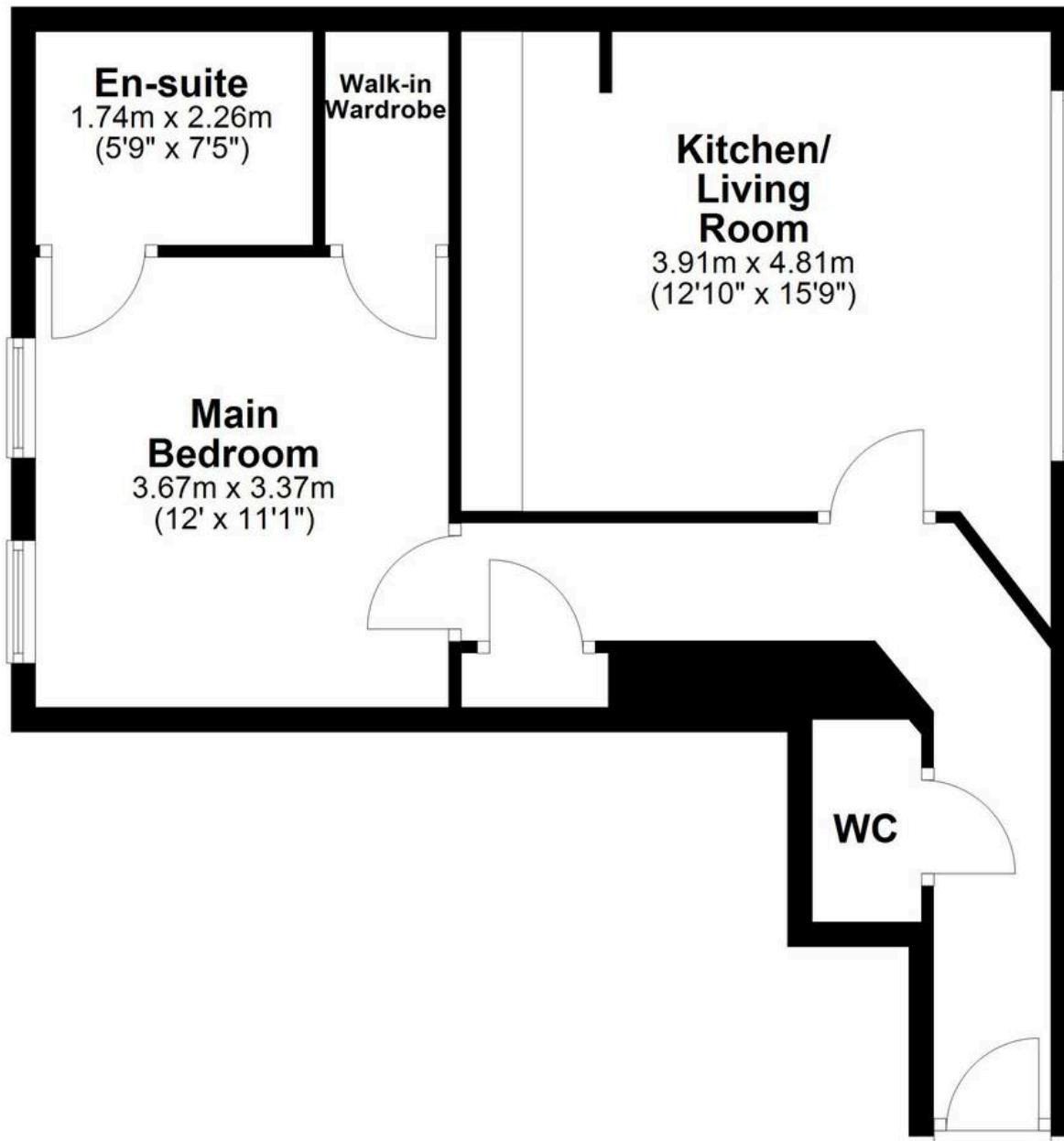


**DIRECTIONS** : From Crediton High Street, head west towards the top of town and at The Green, take a right at the traffic lights and then immediately left into St Martins Lane. Take the first right in Churchill Drive and The Orchard House will be found on your left. 4 The Orchard can be found straight ahead.

What3Words: ///splendid.talkative.sunk

## Ground Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 50.5 sq. metres (543.6 sq. feet)



## Helmore

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